

Notes:

1. Basis of bearings: Recorded Plat.
2. Easements and building lines as shown are per the recorded plat unless stated otherwise.
3. Subject to right-of-way easement to San Bernard Electric Cooperative, Inc. described in instrument recorded in Vol. 358, Pg. 571, D.R.W.C.T.
4. Recorded plat appears to indicate that the property is platted to the centerline of Westbrook Drive, leaving 0.201 acre of subject property within the roadway.
5. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.
6. Right of way easement to San Bernard Electric Cooperative, Inc. per Volume 554, Page 032 does not apply.

LINE	BEARING	DISTANCE
L 1	N 01°02'00"E	157.78'
L 2	S 90°00'00"E	129.04'

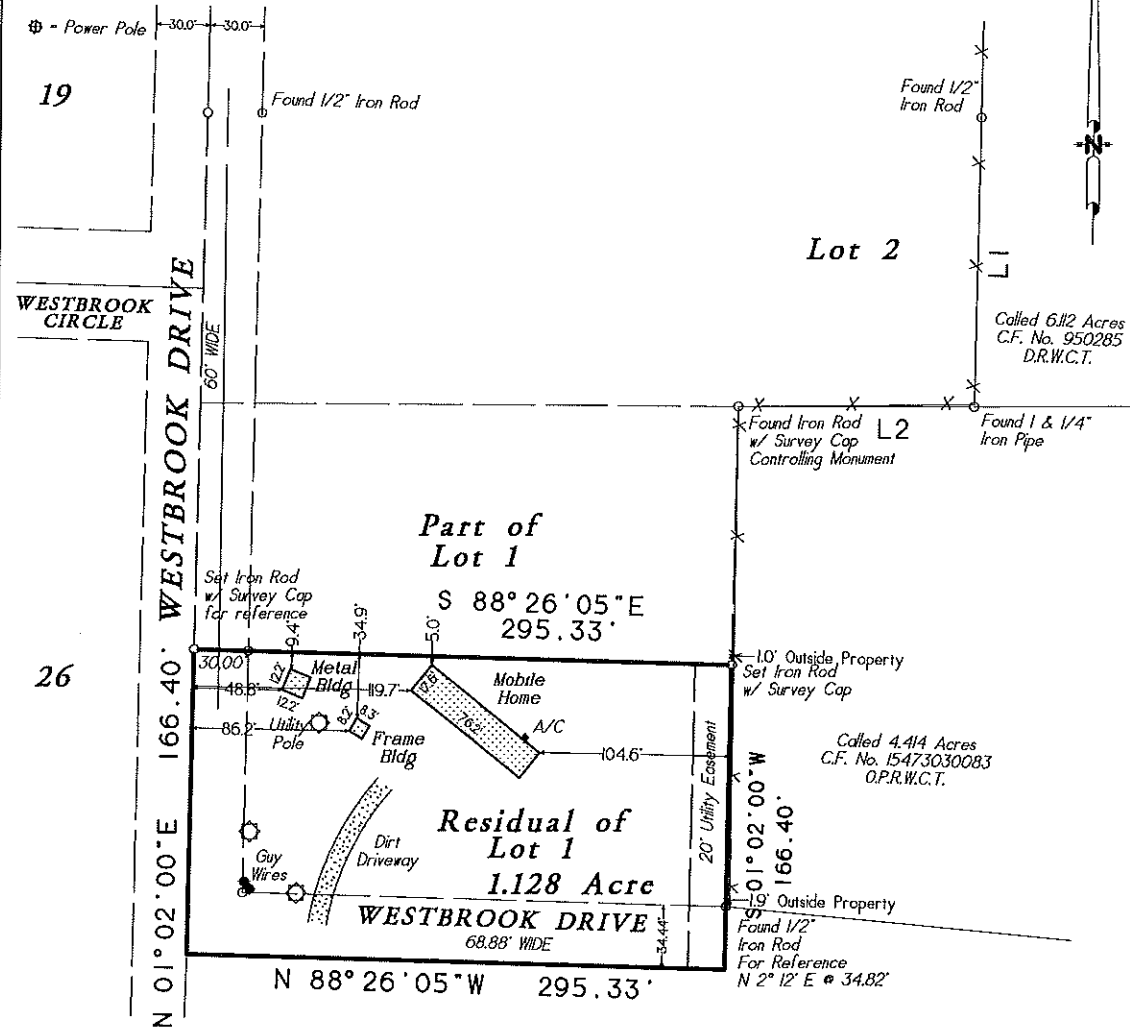
This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48473C0075E dated February 18, 2009.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

—X—X— - WIRE FENCE

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Being a 0.909 acre tract of land and being part of Lot One (1) of WESTBROOK WOODS, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 322, Page 472, of the Deed Records of Waller County, Texas;

Date: October 5, 2021	GF No. N/A
Job No. 21-0272	Scale: 1" = 80'
Address: 131 Westbrook Drive	Drawn By: DY
City, State: Waller, Texas	Zip: 77484
	Rev: 0

C & C Surveying, Inc.
 Firm Number 10009400
 7424 P.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-259-4377 Metro: 281-356-5172
 Email: survey@ccsurveying.com Web: www.ccsurveying.com



R.P.L.S. Seal

Certified To: Hubert McMinn and wife, Carolyn McMinn
 Client: Hubert McMinn and wife, Carolyn McMinn

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III, TSPS STANDARD LAND SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]
 Steven L. Crews R.P.L.S. # 4141